



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
March 14, 2018

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was call to order by Chairman Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Douglas Parker
Hugh Brightwell
John O'Malley
Courtney Johnson Rose
Reginald Pearson

Commissioners Absent: Tim Haney, Ramesh Anand

Councilmembers Present:

Staff Present:

Otis T. Spriggs, Director of Development Services
Evelyn Kimeu, First Assistant City Attorney
Jennifer Hobbs, Assistant City Engineer
Jennifer Gomez, Planning Manager
Thomas White, Planner II
Mason Garcia, Planner I
Egima Brown, Planning Technician

Others Present:

Geoff Freeman, Lacey Bell, Tom and Shauri Campbell

3. READING OF MINUTES:

Chairman Brown-Marshall called for a motion to accept the February 14, 2018 Planning and Zoning Commission meeting minutes.

Motion: Approval of the February 14, 2018 meeting minutes

Made By: Commissioner Brightwell

Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner Rose, Commissioner Parker, Commissioner Brightwell, Commissioner O'Malley, Commissioner Pearson

NAYES: None

ABSTENTIONS: None

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

(1) Chairman of the Planning and Zoning Commission
A moment of homage for the recent passing of Commissioner Len Goff Jr.

(2) Planning and Zoning Commissioners
A moment of homage for the recent passing of Commissioner Len Goff Jr.

B. STAFF REPORTS

(1) Development Services
a. Director- Otis T. Spriggs
A moment of homage for the recent passing of Commissioner Len Goff Jr.

b. Planning Manager – Jennifer Gomez
A moment of homage for the recent passing of Commissioner Len Goff Jr.

(2) City Engineer

a. Assistant City Engineer – Jennifer Hobbs
A moment of homage for the recent passing of Commissioner Len Goff Jr.

5. PUBLIC COMMENTS:

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Parks Edge Section Four
- (2) Consider approval of final plat for Southwest Commerce Center
- (3) Consider approval of final plat for Creekstone Village at Riverstone Section Nine

Motion: The Planning and Zoning Commission grant conditional approval of the Consent Agenda

Made By: Commissioner Brightwell

Second: Commissioner Pearson

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Rose, Commissioner Parker, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed.

B. PUBLIC HEARING AND CONSIDERATION OF REPLAT OF ZERINGUE COMMERCIAL TRACT SOUTH RESERVE "Q"

- (1) Consider approval of a replat of Zeringue Commercial Tract South Reserve "Q"

Motion: To close the public hearing.

Made By: Commissioner Rose

Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Rose, Commissioner Parker, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed.

Motion: The Planning and Zoning Commission grant conditional approval of a replat of Zeringue Commercial Tract South Reserve "Q".

Made By: Commissioner O'Malley

Second: Commissioner Pearson

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Pearson, Commissioner Rose, Commissioner
Parker, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed.

C. CONCEPT PLAN

(1) Consider approval of a revised concept plan for Mustang Trails

Motion: The Planning and Zoning Commission grant approval a revised
concept plan for Mustang Trails

Made By: Commissioner O'Malley

Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Pearson, Commissioner Rose, Commissioner
Parker, Commissioner Brightwell

NAYS: None

ABSTENTIONS: None

The motion passed

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT

(1) Public hearing to receive comments for or against a request by Ryan Moeckel Texas Engineering and Mapping Company, to zone an approximate 5.66 acre tract of land from SD, suburban district, to R, rural single-family resident district; and to the extent such zoning deviates from the Future Land Use and Character map of the Compressive Plan, to provide for an amendment therefrom. The subject site is located North of the Waterbrook residential subdivision, southeast of the intersection of Sienna Parkway and Watts Plantation Road and southwest of section Avalon at Sienna residential subdivision.

Ms. Jennifer Gomez presented this item stating that the request is a straight rezoning without conditions nor deviations. The owners of the property own two tracts located east of the subject property. The property owners are proposing to build a single family residence. The property owners are requesting to zone the lot from the SD zoning district to the R, zoning district.

Staff recommends to rezone the property to the R-1 zoning district.

Ms. Gomez states that the R zoning district is rural in character and allows for taller structures and buildings. However; such buildings and structures would be located further back from the right-of-way. The R zoning district is more restrictive compared to the R-1 zoning district. Staff recommends the R-1 zoning district in part to be consistent with the existing zoning of the large acreage lots immediately adjacent to the property. Ms. Gomez noted that even if the site is zoned R-1, the property owners could still build to the R zoning district standards.

The Commission opened the public hearing.

Tom Campbell, property owner, addressed the Commission and indicated that they are trying to construct the first LEED platinum home in Fort Bend County. Mr. Campbell identified the Larry Watts property which has frontage on Sienna Parkway as similar to what they are seeking to do on his property. The development is designed to be a rural, self-contained property. There is a levee between this property and the Watts property and another property to the west. Mr. Campbell indicated that they are comfortable with the R-1 but prefer the R designation. Mr. Campbell expressed concern about a wind capture device and whether or not the height limitation would affect it.

Ms. Gomez provided again that if the property is zoned R-1, the property owners would be able to build to the R zoning district standards as the standards are more restrictive.

The Commission discussed zoning the property R or R-1 for consistency and the issue of building and structure height.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

Motion: The Planning & Zoning Commission adopt this as a final report and forward to City Council with a positive recommendation.

Made By: Commissioner O'Malley
Second: Commissioner Pearson

AYES: Commissioner O'Malley, Commissioner Pearson, Commissioner Rose, Commissioner Parker

NAYES: Commissioner Brown-Marshall, Commissioner Brightwell
ABSTENTIONS: None

The motion passed.

8. ZONING TEXT AMENDMENTS

A. PUBLIC HEARING FOR AMENDMENTS REGARDING ENFORCEMENT FINES, VIOLATION AND PENALTIES

- (1) Public hearing to receive comments for or against proposed amendments to the Zoning Ordinance regarding enforcement fines, violations and penalties.

Mr. Otis Spriggs reminded the Commission about the concept discussion on this item that was held January 2018. The proposed amendments would affect the existing zoning ordinance Section 22 and Section 9.14. Mr. Spriggs presented the recommended changes.

Motion: To close the public hearing.

Made By: Commissioner Brightwell

Second: Commissioner Pearson

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Rose, Commissioner Parker, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

- (2) Consideration of the approval of a preliminary report on item 8A(1) above.

Motion: The Planning and Zoning Commission grant approval of the preliminary report.

Made By: Commissioner Brightwell

Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Rose, Commissioner Parker, Commissioner Brightwell

NAYS: None

ABSTENTIONS: None

The motion passed

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

None

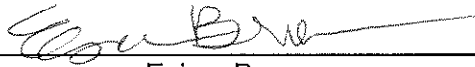
10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

12. ADJOURN



Egima Brown
Planning Technician

